

**§ Section 180-18.5 Open Space District [Added 7-6-99 by Ord. 99-11; Amended 1-24-06, Ord. 06-05]**

In the OS Open Space District, the following regulations apply:

- A. Purpose: To allow for and encourage the preservation of land in its natural character for public or private use or enjoyment. This District is intended to preserve: significant natural flora and fauna, buffer areas between developments, view corridors and environmentally sensitive lands.

The District shall be reserved for land dedicated to or owned by the Town, a land conservation trust, or private ownership with appropriate easements or restriction upon consent of its owner.

B. Permitted Uses.

1. Passive recreation uses and open space uses, which do not require site disturbance and which are compatible with the natural state of the land, including but not limited to:
  - a. Archaeological sites.
  - b. Buffers between neighborhoods and communities.
  - c. Historical and cultural lands.
  - d. Lands of aesthetic or passive recreational value.
  - e. Passive recreational access points.
  - f. Scenic areas or vistas.
  - g. Non-motorized trails and trail connections.
  - h. Environmentally sensitive lands.
  - i. Natural flora and fauna.

C. Conditional Uses.

1. Passive recreation uses and open space uses, which may require some site disturbance and which will be compatible, or will result in compatibility with the natural state of the land, including but not limited to:
  - a. Any use necessary to establish or create a permitted use.
  - b. Any use necessary to clean up and/or rehabilitate land to its natural state.
  - c. Uses necessary for conservation of natural resources and the environment, such as for soil, water, vegetation and wildlife, including but not limited to:
    - (1) Flood control activities as permitted.

- (2) Erosion control activities as permitted.
- (3) Wetland mitigation activities as permitted.
- d. Vehicular bridges, roads and parking areas provided such facilities only serve as access to the area (or adjacent open space areas and U.S. Forest Service lands).
- e. Pedestrian trail bridges or other similar improvements necessary for non-motorized use.
- f. Kiosks and signs to provide information about the area's natural environment and the permitted uses within the area, in accordance with Section 180-22, Sign Regulations.